

# RAMANDEEP SUBDIVISION

A SUBDIVISION SURVEY OF PARCEL 2 OF PARTITION PLAT 2008-9 LOCATED IN THE NW 1/4 SEC. 16, TWP. 4 N., RNG. 25 E.W.M., MORROW COUNTY, OREGON.

CLIENT: RAMANDEEP S. MALHI  
WILLOWFORK INVESTMENTS LLC  
8804 W 5TH STREET  
KENNEWICK, WASHINGTON 99336

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2021 AT THE REQUEST OF RAMANDEEP S. MALHI, SOLE MEMBER OF WILLOW FORK INVESTMENTS LLC. THE PURPOSE OF THE SURVEY IS TO PERFORM A SUBDIVISION SURVEY ON PROPERTY AS DESCRIBED ON MORROW COUNTY INSTRUMENT NO. 2019-45636.

SAID INSTRUMENT NO. 2019-45636 STATES THE FOLLOWING:

Parcel 2 of PARTITION PLAT 2008-9, in the City of Boardman, County of Morrow and State of Oregon.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL HAVE BEEN ESTABLISHED AS FOLLOWS:

THE NORTH LINE WAS ESTABLISHED FROM THE FOUND MONUMENTS ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE AS CALLED FOR IN PARTITION PLAT 2008-09, MARKING THE NORTHWESTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 AND THE NORTHEASTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL 1 OF PARTITION PLAT 2011-08.

THE SOUTH LINE WAS ESTABLISHED FROM THE FOUND MONUMENTS ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE AS CALLED FOR IN PARTITION PLAT 2008-09, MARKING THE SOUTHWESTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 AND THE SOUTHEASTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2011-08.

THE EAST LINE WAS ESTABLISHED FROM THE FOUND MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE AT THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 ALSO THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2011-08, AND THE FOUND MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 ALSO THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 2011-08.

THE WEST LINE WAS ESTABLISHED FROM THE FOUND MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE AT THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09, AND THE FOUND MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND R x R SPIKE MARKING THE WEST 1/4 CORNER FOR SECTION 16 AND THE FOUND 5/8" IRON ROD MARKING THE CENTER-WEST 1/16 CORNER FOR SECTION 16 AND IS BASED ON PARTITION PLAT 2008-09.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND RECTANGULAR CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

## LEGEND

- SET 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊙ FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GBW 02817LS" PARTITION PLAT 2008-09
- FOUND 5/8" IRON ROD UNKNOWN ORIGIN
- ⊙ FOUND R x R SPIKE UNKNOWN ORIGIN

- EXTERIOR BOUNDARY
- INTERIOR LOT LINES
- 20' ACCESS EASEMENT
- 10' UTILITY EASEMENT
- DRIVE & LANE

## SURVEYS

PARTITION PLAT 2008-09  
PARTITION PLAT 1995-05

## NOTES

( ) PARTITION PLAT 2008-09

## DEEDS

INSTRUMENT NO. 2019-45636

## DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, RAMANDEEP S. MALHI, SOLE MEMBER, WILLOWFORK INVESTMENTS LLC AND OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS SUBDIVISION. FURTHERMORE, I DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER MALHI LANE AND THE 10 FOOT UTILITY EASEMENTS AS SHOWN ON SAID MAP FOR THE PURPOSE OF UTILITIES.

RAMANDEEP S. MALHI  
SOLE MEMBER, WILLOWFORK INVESTMENTS LLC

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 2 OF June, 2022

APPEARED RAMANDEEP S. MALHI TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME Yvoni Denise Ratter  
NOTARY PUBLIC FOR OREGON

PRINTED NAME Yvoni Denise Ratter

COMMISSION NO. 1009835

MY COMMISSION EXPIRES MARCH 15th 2025

~BASIS OF BEARING~  
N 89°15'23" E, 1304.64'  
(N 89°15'23" E, 1304.64')

## SURVEYOR'S CERTIFICATION

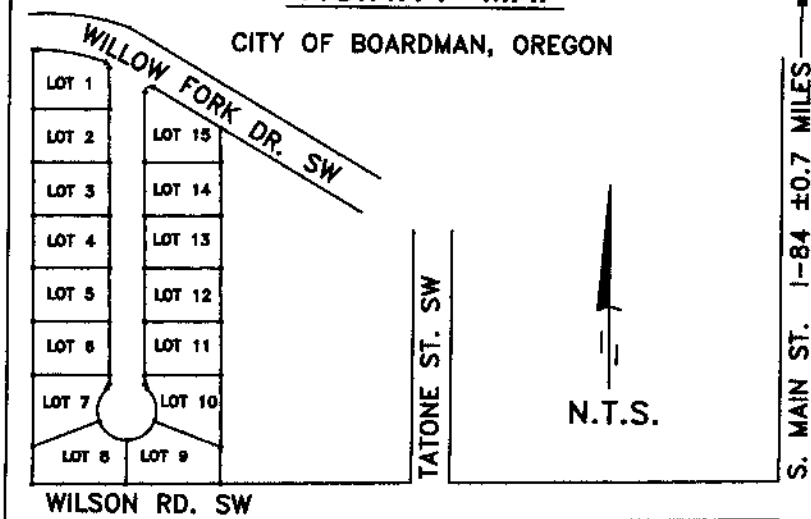
I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

THE INITIAL POINT OF THIS SURVEY IS THE SOUTHWEST CORNER OF LOT 8 OF THIS SUBDIVISION PLAT.

BEGINNING AT A 5/8 INCH IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE, FROM WHICH A RAIL ROAD SPIKE MONUMENTING THE WEST 1/4 CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN BEARS S 0°28'10" E, 30.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE N 0°28'10" W, 735.38 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS #2431" ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N 89°39'53" E, 7.30 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH A CURVE THAT IS CONCAVE TO THE SOUTH WITH A RADIUS OF 333.51 FEET THE LONG CHORD OF WHICH BEARS S 74°58'14" E, 176.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS #2431"; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE S 59°36'21" E, 162.67 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GBW 02817LS"; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 0°28'32" E, 603.17 FEET TO A 5/8 INCH IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE; THENCE S 89°15'23" W, 317.31 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 5.01 ACRES.

## VICINITY MAP



## APPROVALS

MORROW COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

Walt Kumb  
MORROW COUNTY SURVEYOR

DATED THIS 3 DAY OF June, 2022

CITY OF BOARDMAN PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF BOARDMAN PLANNING COMMISSION AND I THEREFORE APPROVE SAID PLAT.

Paul E. Kel  
CHAIRMAN, CITY OF BOARDMAN PLANNING COMMISSION

DATED THIS 6th DAY OF June, 2022

CITY OF BOARDMAN CITY COUNCIL

THE DEDICATION OF ALL PUBLIC EASEMENTS, UTILITIES, AND STREETS DEPICTED IS HEREBY ACCEPTED.

Paul E. Kel  
CHAIRMAN, CITY OF BOARDMAN CITY COUNCIL

DATED THIS 10 DAY OF June, 2022

MORROW COUNTY COMMISSIONERS

WE CERTIFY THAT THIS PLAT IS APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF MORROW, STATE OF OREGON BY OUR AUTHORITY.

COMMISSIONER John Lindsey  
COMMISSIONER Don Paul  
COMMISSIONER

DATED THIS 8th DAY OF June, 2022

MORROW COUNTY ASSESSOR/TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

Michael Johnson  
ASSESSOR/TAX COLLECTOR

DATED THIS 10 DAY OF June, 2022

MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2022-51401

PLAT SUB 06/10/2022 03:43:00 PM

Ch#1 St#23 TC \$5.00 \$150.00 \$100.00 \$300.00 \$796.00



00047936202200614010010013

I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Bobbi Childers - County Clerk

PRIMM LAND SURVEYING, INC.



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keth@primmlandsurveying.com

CLIENT: RAMANDEEP S. MALHI

NW 1/4, SEC 16, TWP. 4 N. RNG. 25 E. WM

PROJECT:  
A SUBDIVISION SURVEY ON PROPERTY  
LOCATED IN THE NW 1/4 SEC. 16, TWP.  
4 N., RNG. 25 E.W.M., MORROW COUNTY,  
OREGON.

JOB #: 2104001  
DATE: 05 APR 21  
FB/PG: 043/19  
SHEET: 1 OF 1  
DRAWN: BLP  
APPROVED: BLP

1993